

Agenda Item No. 4.1

DERBYSHIRE COUNTY COUNCIL

REGULATORY - PLANNING COMMITTEE

23 September 2019

Report of the Executive Director – Economy, Transport and Environment

- 1 REGRADING OF PADDOCK BY DEPOSITION AND DISTRIBUTION OF SPOIL, AS EXCAVATED IN RELATION TO BUILDING WORKS APPROVED BY HIGH PEAK BOROUGH COUNCIL, BUXTON HOUSE FARM, BACK ECCLES LANE, WHITEHOUGH APPLICANT: MS. WALLWORK CODE NO: CW1/0219/96**

1.1498.1

Introductory Summary This is a partly retrospective planning application that seeks approval of the deposit of some 600 tonnes of inert waste on land that is currently used as a paddock. The waste has arisen from the construction of a two-storey side extension and garage at Buxton House Farm, Whitehough which was approved by High Peak Borough Council (planning permission reference HPK/2018/0026). The house is 25 metres to the south-west of the paddock.

The excavated inert waste has been stockpiled in the south-east corner of the paddock but to date has not been profiled and grass seeded. Topsoil has been stripped from the application site and stored separately ready for final deposition.

Whilst there is no identified need for this development and therefore it does not strictly comply with the saved policies of the Derby and Derbyshire Waste Local Plan, I consider on balance that the proposal is acceptable given the limited amount of inert waste involved and the close proximity of the application site in relation to where the waste has arisen. I consider that there would be limited impacts on the local amenity and environment and on that basis I am satisfied that the application is acceptable and is recommended for approval subject to the conditions as set out below.

(1) **Purpose of Report** To enable the Committee to determine the application.

(2) **Information and Analysis** This is a partly retrospective planning application for planning permission for the deposit of some 600 tonnes of

excavated material onto an adjoining paddock that has arisen from a recent extension to Buxton House Farm

The Site

The application site is 0.28 hectares and comprises open grassland currently used as a paddock. The site is surrounded by farmland to the west, north and north-east and is adjacent to Back Eccles Lane. It is located to the west of Whitehough Head and is approximately 1km south-west of Chinley. The application site is accessed via a narrow metalled road, Back Eccles Lane. The site slopes steeply downhill in a south-north direction. To the north of the site 230m away is the A6 trunk road.

Approximately 340m to the north-east of the site is Chinley Conservation Area. Grade II Listed Building Eccles House is 100m to the east. Local Wildlife Sites, Eccles Fold, is approximately 30m to the south of the site and Crist Quarry is 630m to the west. The site is not within Green Belt. The Peak District National Park is 1.1km to the north and 2.5km to the east of the site.

As the application site is sloping land there are limited views from Back Eccles Lane.

The Proposal

The waste that has been deposited on the land, originated from the construction works to Buxton House Farm which is 25m to the south-west of the paddock. The works comprised the erection of a two-storey extension and garage adjacent west of Buxton House Farm. This involved excavation into sloping land to achieve the platform for the house extension, generating some 600 tonnes of inert waste.

The applicant has deposited the waste material at the south-east corner of the paddock but has not commenced grading the waste to the proposed levels. An area of topsoil has been stripped to allow the material to be distributed which would then be spread with the topsoil. The applicant has submitted details of the existing levels of the site and the proposed cross-section drawings that show that the deposited material would be at its maximum 1 metre in depth.

An ecological scoping survey has been submitted with the planning application which concludes that the site has low ecological value and that there is no evidence of protected species.

In response to comments from Derbyshire Wildlife Trust further information has been submitted which proposes a 10 metre Tree Protection Zone separating the edge of the waste from woodland on neighbouring land and a Woodland Tree Protection Statement and revisions to the cross-sections.

Planning History

There is no County Council planning history relevant to the site.

High Peak Borough Council granted planning permission (planning permission code. HPK/2018/0026) on 29 March 2018 for a two storey side extension and garage to a dwelling. Material excavated from the building works is the waste which is this subject of this planning application.

Consultations

Local Member

Councillor Fox has no comments to make.

High Peak Borough Council (Planning)

The Borough Council has been consulted and comments were requested by 9 May 2019.

High Peak Borough Council (Environmental Health Officer)

The Borough Council Environmental Health Officer (EHO) responded on 24 April 2019 as follows:

Regulation of waste issues of this type would fall to the EA, including the determination as to whether or not the material would fall under the classification as waste or be subject to exemption.

Usually the works are undertaken under the CLAIRE (Contaminated Land Applications in Real Environments): Definition of Waste Code of Practice, and the developer is required to produce a Materials Management Plan (MMP). Testing of soils would only be required if there was a plausible pollution link (i.e. it was likely that the soils were contaminated). A Qualified Person must review the relevant documents and provide a Declaration to the EA prior to the use of materials. When the Declaration is provided to the EA demonstrating that the materials are to be dealt with in accordance with the MMP, the EA, will take the view as to whether or not the materials are waste.

As the enforcing authority for land contamination HPBC should be informed, but unless we are specifically asked for comments we would assume contact from regulatory bodies (EA and DCC) were as information only. In this case I can confirm that HPBC Environmental Health has no further comments to make.

Chapel-en-le-Frith Parish Council

Chapel-en-le-Frith Parish Council has been notified and comments were requested by 9 May 2019.

Chinley, Buxworth and Brownside Parish Council

Chinley, Buxworth and Brownside Parish Council has been notified and comments were requested by 9 May 2019.

Derbyshire Wildlife Trust

Derbyshire Wildlife Trust responded on 8 May 2019 as follows:

The Ecological Scoping Survey (Rachel Hacking Ecology, 2018) assesses the existing grassland within the field as species-poor and has not identified any protected species constraints. Based on the information held in our database, the application area is not located within any statutory or non-statutory designated site, although it should be noted that Eccles Pike Local Wildlife Site (LWS) is located just south of Back Eccles Lane. This site is designated for acid grassland and moorland. No impacts are anticipated, however the applicant should be mindful of its proximity.

Our main concern is that there does not seem to be any information relating to impacts to the adjacent woodland. The Relocation of Spoil Plan shows one non-native tree to be removed, however, the boundary appears to overlap with an area of woodland (apparent on aerial imagery). Clarification of impacts to the woodland should be provided, along with information on how the adjacent trees will be protected.

In response to Derbyshire Wildlife Trust comments, the applicant submitted a plan indicating a 10 metre Tree Protection Zone, a revised cross-sectional drawing and a Woodland Tree Protection Statement. The Trust have no further comments

The Coal Authority

The Coal Authority confirmed that the application site is within the defined Development Low Risk Area and that a Coal Mining Risk Assessment is not required.

Environment Agency

The Environment Agency (EA) has no objections. The EA has provided standing advice on the need or not for a waste permit which is appended as a footnote below.

County Highways Authority

The County Council as Highways Authority and has no objections.

Lead Local Flood Authority

The County Council as Lead Local Flood Authority has no comment to make.

Publicity

The application has been advertised by site notices, neighbour notifications and a press advert in the Buxton Advertiser on 25 April 2019 with a requirement for observations to be made by 17 May 2019. One representation has been received which is summarised below:

- The proposals will have a detrimental impact on their property/land and are contrary to Policy W4 Precautionary Principle.
- The material is neither stable nor retained in any way and will inevitably overtop or push over the boundary wall and be deposited into the neighbours property.
- There are implications for the underlying ground conditions and stability of the original slope. Planning Practice Guidance notes *“the planning system has an important role in considering land stability by minimising the risk and effects of land stability on property.”*
- The proposals provide no information regarding how the tipped waste is to be stabilised and retained. Planning Practice Guidance contains advice to Local Planning Authorities as to the information which might be reasonably required when considering an application where slope stability might be in question. This includes for the preparation of a Slope Stability Risk Assessment Report.
- The objector suggests that either:
 - a) planning permission should be refused and enforcement action be taken to remedy the breach of planning control through the removal of the deposited materials, or
 - b) alternatively if planning permission is granted they request a condition is made requiring that all deposited material in the area hatched red on their location plan marked (submitted with objection) MCD is completely removed from that area and no further tipping of materials is allowed in the future.

Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

The development plan consists of the saved policies contained within the Derby and Derbyshire Waste Local Plan (DDWLP) (adopted 2005), the adopted policies of the High Peak Local Plan (2016) (HPLP). The application site is also within the boundary of the Chapel-en-le-Frith Neighbourhood Development Plan (adopted by High Peak Borough Council in August 2015) which forms part of the HPLP.

The National Planning Policy Framework (NPPF) (2019) and associated Planning Practice Guidance (PPG), together with the National Planning Policy for Waste (NPPW) (2014), form the national guidance for the determination of planning applications.

Saved Policies of the Derby and Derbyshire Waste Local Plan

W1b: Need for the Development.
W6: Pollution and Related Nuisances.
W4: Precautionary Principle.
W7: Landscape and Other Visual Impacts.
W9: Protection of Other Interests.
W11: Need for Landfill.

High Peak Local Plan Policies

Within the HPBC, the most relevant policies are:

EQ2: Landscape Character.
EQ3: Rural Development.
EQ9: Trees, Woodlands and Hedgerows.
EQ10: Pollution Control and Unstable Land.

Chapel-en-le-Frith Neighbourhood Development Plan (2015)

Policy C2: Biodiversity.

National Planning Policy Framework

A revised NPPF was published in February 2019. The NPPF provides guidance on material considerations in the context of determining planning applications. It states that the purpose of the planning system is to help deliver sustainable development and adds that there should be a presumption in favour of sustainable development. The term sustainable development is not defined, but is said to have interrelated economic, social and environmental aspects. The economic aspect is to provide sufficient land for the right type of development, in the right place at the right time. The social role is to support strong and vibrant communities by providing for the needs of the community whilst fulfilling the environmental role of protecting and enhancing the natural, built and historic environment.

National Waste Management Plan for England

This guidance was published in 2013, however, the most relevant statements of Government waste policy on the issues raised by this proposal are contained within the NPPW.

National Planning Policy for Waste

The NPPW, published in October 2014, sets out the current detailed Government policies for the determination of planning applications for waste related developments. It reinforces established Government waste policy of driving the management of waste up the waste hierarchy whilst stating that

local planning authorities need to ensure there are sufficient opportunities to meet the identified needs of the area. Appendix B of the NPPW sets out the locational criteria for consideration of the likely impacts of a proposed development on the local environment and amenity.

Need for the Development

This is a retrospective application that seeks planning permission to regularise the deposit of a relatively small quantity of waste that has arisen from an adjoining extension to a residential property. Whilst the application states that this proposal will “give a more suitable and practical access to the paddock” I consider that justification for the need for agricultural improvement for the proposed development has not been provided. Whilst the waste has been stockpiled it is not yet in its final resting place. It would need to be levelled to the proposed contours, top soiled and grass seeded.

Whilst the deposit of the waste has not been placed within a void (a depressed area of land) the term “landfill” includes landraising, which is the disposal of waste above, rather than below ground level. This definition is set out in the DDWLP. On that basis I consider that the central policy that this proposal needs to be considered is Policy W11 (landfill) of the DDWLP, which states:

“Waste disposal by means of landfill will not be permitted unless the development is essential to satisfy a need to dispose of locally generated waste and unless any material harm would be outweighed by one of the following including the development is necessary to improve the land for agricultural use”.

I consider that this proposal is contrary to Policy W11 as the application does not provide a justification for the need for agricultural improvement, in other words it does not explain that the development would bring significant benefits to the operation of the farming business, not taking into account any financial net gains from the deposit of waste. From a general observation I note that the farmland in this location is mainly for grazing and the terrain is typically rough land.

When providing further consideration and in the context that the waste has been deposited on an area shown on the application, there are two questions that need to be addressed which are:

- 1) Would there be any further harm to the local amenity / environment should the applicant be required to remove the waste off site; and
- 2) Would the development as proposed be acceptable when assessed against the other relevant policies in the development plan.

The central issue that needs to be considered is whether there would be any harm in completing the restoration against removal of the material weighed against its removal in the context of the proposed development being contrary to Policy W11 of the DDWLP. Given that the quantity of the material stockpiled is relatively small and once graded to the proposed profile on balance I do not consider that there would be any significant difference in the current landform, especially given that there are limited views from the adjoining highway.

However, as part of the planning balance the acceptability of the scheme must be considered further, against other policies in the DDWLP, HPLP and CFNDP and the merits of the application in the following respects:

- Location of the Development.
- Landscape Impacts.
- Neighbour Amenity Impacts.
- Soils/Ground Conditions.

Location of the Development

The application site is a paddock which is in open countryside on the periphery of a hamlet. The material that has been deposited is clean waste comprising of indigenous soil and shale rock which has been excavated from a nearby hillside 25m to the south-west as part of a householder extension development to achieve building levels. With regard to the locational criteria in Appendix B of the NPPW the most relevant criterion is that concerned with landscape and visual impacts. The application site is situated in a remote hamlet with no through traffic. The hamlet is isolated and surrounded by countryside. The site sits on a steep gradient, sloping downwards to the north from Back Eccles Lane and is not readily visible to pedestrians or vehicles using the lane.

I do not consider that the location of the spoil tipping would result in detriment to the local landscape or to the amenity and living conditions of local residents and this is discussed further below.

Landscape Impacts

DDWLP Policy W7: Landscape and Other Impacts presumes in favour of waste development where the appearance of the development would respect the character and local distinctiveness of the area, would not materially harm the local landscape and would be located and designed to be no larger than necessary. This policy also seeks that the visual impact of the proposed development is minimised or the appearance of the landscape is improved.

HPLP Policy EQ2: Landscape Character seeks to protect, enhance and restore the landscape character of the High Peak Borough Local Plan area for its own intrinsic beauty and for its benefit to the economic, environmental and

social well-being of the Plan Area. The first criterion of this policy requires that development maintains the biodiversity and aesthetic qualities of natural and man-made features within the landscape, of particular relevance being trees and woodlands.

Policy EQ3: Rural Development of the HPLP seeks to strictly control new development to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment. HPLP Policy EQ9: Trees, Woodland and Hedgerows is relevant under this sub-heading. Trees are an important element in the landscape surrounding the application site. This policy seeks to protect existing trees, woodlands and hedgerows from loss or deterioration.

CFNDP Policy C2: Biodiversity presumes in favour of development proposals that would not lead to a significant net loss in biodiversity across the Plan area.

The application site is relatively remote and not readily visible by pedestrians or vehicular traffic. The landform dips steeply downwards in a northerly direction from Back Eccles Lane. The profiled waste would not result in significant ground level changes, being a maximum 1m in depth after the topsoil has been replaced. The profiled earthworks would be grass-seeded to revert the site back to a paddock. I do not consider that there would be any material harm to the local landscape or detriment to its character and distinctiveness and as such I consider that the proposed development accords with DDWLP Policy W7 and Policy EQ3 of the HPLP.

The applicant has accepted the comments of the DWT in respect of the need for a 10m buffer zone (Tree Protection Zone) separating the eastern edge of the deposited spoil from the edge of the woodland on adjacent land to the east and has provided a Tree Protection Statement, a Tree Protection Zone Plan, and a revised profile cross section plan. This effort to protect the adjacent trees and woodland accords, in my opinion, with the requirements of HPLP Policies EQ2 and EQ9 and CFNDP Policy C2.

Amenity Impacts

Policy W4: Precautionary Principle of the DDWLP seeks to impose or make precautionary measures to prevent or minimise any damage/ risk of damage where there is reasonable cause for concern that a proposed development presents a threat of serious or irreversible damage to the environment or to the enjoyment of land. DDWLP Policy W9: Protection of Other Interests presumes in favour of waste development if it would not impede or impinge upon the social or economic activities or interests of the community. HPLP Policy EQ10: Pollution Control and Unstable Land seeks to protect people and the environment from unsafe, unhealthy and polluted environments.

I note that the representation is concerned about the detriment to property/land as a result of this proposed development, and there is concern of the implications to the underlying ground conditions and stability of the slope, the possibility that the material will overtop or push over their boundary wall with the result that the waste material would spill onto their land. The representation specifically refers to DDWLP Policy W4: Precautionary Principle. The representation also states in its conclusion:

“.....if planning permission is granted we request a condition is made requiring that all deposited material in the area hatched red on Location Plan MCD is completely removed from that area and no further tipping of any materials is allowed in the future.”

I am satisfied that the applicant has responded to the concerns from DWT with respect to the welfare of trees adjacent east of the application site. The revised cross section drawing shows the position of the spoil to be laid well away from the boundary with the residents land and a Tree Protection Statement. The applicant also submitted a plan showing a Tree Protection Zone, a 10m buffer zone where no depositing of waste would be allowed, measured from the base of the woodland trees on the residents land. This is to ensure the safety and welfare of tree roots from impact/ compaction damage.

I consider that the revised scheme addresses the concerns raised, where the area to be tipped and profiled is relocated westwards away from land and woodland. The delineated Tree Protection Zone exceeds the area delineated on the representation requesting that all deposited material is removed from the “*area hatched red*” shown in a plan accompanying their objection.

The relocation of the waste material away from land and trees is a precautionary measure and this accords with the requirements of DDWLP Policy W4. The proposed development would not impede or impinge upon the interests of the local resident and this accords with Policy W9 of the DDWLP.

I do not consider that the concerns raised in the representation about the underlying ground conditions and stability have substance, given the maximum 1m depth of the proposed contours and the proposed mitigation measures to keep the deposited waste well away from the local resident's land and trees. I consider, therefore, that the proposal accords with the requirements of HPLP Policy EQ10.

Soils/Ground Conditions

DDWLP Policy W6: Pollution and Related Nuisances seeks to resist waste development where material harm would occur from pollution, contamination or other adverse environmental health effects to people or communities.

Policy EQ10: Pollution Control and Unstable Land of the HPLP presumes in

favour of development where the environment and people are protected from unsafe, unhealthy and polluted environments.

I note the comments of the High Peak Borough Council EHO in respect of the CLAIRE Definition of Waste Code of Practice and a MMP. The EHO stresses that soil testing would only be required if there was a risk that the soils were contaminated. I am satisfied, from both the information submitted, and from undertaking a walkover of the tipped spoil, that the soil/ shale is that excavated in relation to residential development at Buxton House Farm a short distance to the south and is clean material. I do not consider that a MMP is necessary.

A local resident has raised concerns over the stability of the site and implications for underlying ground conditions as a result of the deposited waste. I do not consider that the stability of the deposited material is an issue given the amount of waste and its proposed profiling at no more than 1m above the existing land level. I am satisfied that the waste material is inert construction spoil and there would not be any detrimental impact to the underlying ground. I do not consider that there would be material harm from pollution, contamination or other adverse environmental health effects to people or the local community and as such I consider that the proposed development accords with Policy W6 of the DDWLP and HPLP Policy EQ10.

Conclusion

Whilst the need for the proposed development has not been provided I consider that the small scale tipping and earth-moving operation on this relatively remote site is acceptable, would accord with the proximity principle and would not result in any detriment to other land uses, the landscape, the local environment, neighbouring amenity nor any adverse environmental or health effects. The local character and distinctiveness of this remote, predominantly agricultural environment, surrounding this hamlet would, in my opinion, not be affected and would be retained. I also do not consider that there would be any impediment or endangerment to the social or economic activities or interests of the local community.

I am satisfied that the deposit of the waste is inert soil/shale material which has been excavated as a result of residential development nearby. The applicant has provided a Tree Protection Statement, a Tree Protection Plan and revised cross-section drawings in response to the concerns of the DWT over the impact of tipping waste material in close proximity to trees/ woodland on adjacent land. I am satisfied that the trees and woodland adjacent east of the site on neighbouring land would be adequately protected from any potential tree root damage as a result of earthwork operations.

On that basis, when considered against the relatively small scale nature of the development and that there would be limited impacts associated with final

restoration I am satisfied that it would be not expedient to take enforcement action for its removal as suggested in the representations. I recommend, subject to the conditions below that the application is approved.

(3) **Financial Considerations** The correct fee of £468 has been submitted for this planning application.

(4) **Legal Considerations** This is an application submitted under Part III of the Town and Country Planning Act 1990, which falls to this Authority to determine as the Waste Planning Authority.

I do not consider that there would be any disproportionate impacts on anyone's human rights under the European Convention on Human Rights as a result of this permission being granted subject to the conditions referred to in the delegated decision.

(5) **Environmental and Health Considerations** As indicated in the report.

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, social value, property and transport considerations.

(6) **Background Papers** File No 1.1498.1
Application documents received from the Director of Property dated 17 July 2019:

1APP form dated 11 February 2019.

Supporting Statement (no ref.) (undated).

Site Location Plan (no ref.) (undated).

Existing Topographic Plan (no ref.) (undated).

Site Sections (no ref.) (undated).

Woodland Tree Protection Statement (no ref.) (undated).

Woodland Tree Protection Zone Plan (no ref.) (undated).

Ecological Scoping Survey, Rachel Hacking Ecology, July 2018.

Highways Authority response dated 18 April 2019.

Lead Local Authority response dated 15 July 2019.

Landscape Officer response dated 2 May 2019.

Built Conservation and Design Team response dated 16 April 2019.

Councillor Fox responses dated 18 April and 22 May 2019.

High Peak Borough Council's EHO response dated 29 April 2019.

The Coal Authority response dated 18 April 2019.

Environment Agency response dated 26 April 2019.

Derbyshire Wildlife Trust responses dated 8 and 31 May 2019.

Representation from local resident dated 9 May 2019.

(7) **OFFICERS RECOMMENDATION** That the Committee resolves that planning permission is **granted** subject to the following conditions:

- 1) That the existing spoil heap shall be removed and the material shall be spread and profiled in accordance with the approved details within six months of the date of this planning permission.

Reason: In the interests of neighbouring amenity.

- 2) No waste other than that the subject of this planning application shall be imported to or dealt with at the planning application site.

Reason: In the interests of local amenity.

- 3) Notice of the commencement of the development shall be provided to the Waste Planning Authority at least seven days prior to the start of works on site.

Reason: To enable the County Planning Authority to monitor the development in the interests of the amenity of the area.

- 4) The development shall take place in accordance with the details in the 1APP form dated 17 July 2019 and the following:

Supporting Statement (no ref.) (undated).

Site Location Plan (no ref.) (undated).

Existing Topographic Plan (no ref.) (undated).

Site Sections (no ref.) (undated).

Woodland Tree Protection Statement (no ref.) (undated).

Woodland Tree Protection Zone Plan (no ref.) (undated).

Ecological Scoping Survey, Rachel Hacking Ecology, July 2018.

Reason: To enable the County Planning Authority to monitor the development in the interests of the amenity of the area.

Hours of Operation

- 5) All earthmoving work on the development, including the movement of plant/machinery, shall only be carried out between the hours of 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1700 hours on Saturdays. Work shall not be carried out on Sundays and public or Bank Holidays.

Reason: In the interests of minimising the impact on the amenity of the area.

Re-Seeding

- 6) The finished earthworks shall be re-seeded to grassland within the next available seeding season (late March – mid-October).

Reason: In the interests of landscape and visual amenity

Tree Protection

- 7) The Tree Protection Zone shall be implemented and maintained for the duration of spoil distribution and profiling. All works shall be carried out in accordance with the submitted Woodland Tree Protection Zone Plan and the Woodland Tree Protection Statement received by the Waste Planning Authority on 21 May 2019. The Tree Protection Zone shall at all times during earthwork operations be delineated with high visibility tape or temporary fencing to prevent encroachment during works.

Reason: To protect adjacent trees from potential root damage.

Statement of Compliance with Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015

The Authority worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in the processing of planning applications in full accordance with this Article. The applicant had engaged in pre-application discussions with the authority prior to the submission of the application. The applicant was given clear advice as to what information would be required.

Footnotes

Environment Agency

Any development using waste or other material for engineering works may require an Environmental Permit, unless it is exempt from the need for a permit. Waste transported to and from the development must only be carried by a registered waste carrier.

If planning permission is granted, the applicant should arrange a meeting with the Environment Agency to discuss the permitting implications. Such a meeting is unnecessary where the proposal is exempt from the need for a permit. For information, the applicant will have to agree a waste recovery plan with the Environment Agency for any activity involving the recovery of waste on land as part of the Environmental Permit (unless the activity is exempt from the need for a permit).

Please contact our National Customer Call Centre (Tel. 03708 506 506) for advice prior to commencing work or to check whether someone is a registered waste carrier on the public register.

More information regarding waste permits can also be found at the following link:

<http://www.gov.uk/topic/environmental-management/environmental-permits>

The Coal Authority

Development Low Risk Area – Standing Advice

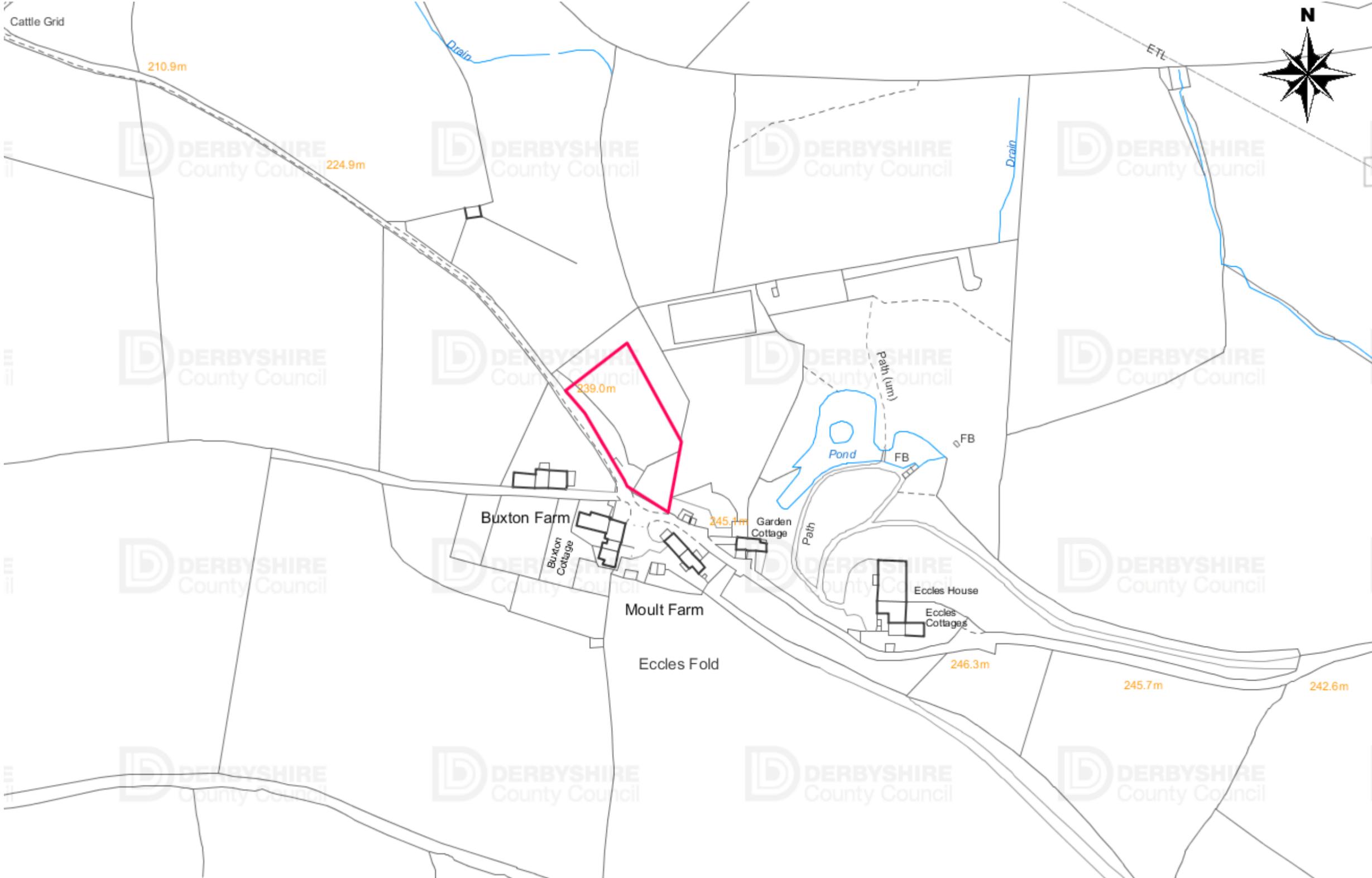
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be recorded immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Mike Ashworth
Executive Director - Economy, Transport and Environment

CW1/0219/96 - Land at Buxton House Farm, Back Eccles Lane, Whitehough



24-Jun-2019